

**APPROVED**  
**MEETING MINUTES**  
**CENTRAL CITY REDEVELOPMENT ADVISORY**  
**BOARD CRA CONFERENCE ROOM**  
**CITY HALL, 8<sup>TH</sup> FLOOR**  
**CONFERENCE ROOM**  
**Wednesday March 4, 2015 – 6:00 PM**

Cumulative Attendance from October 2014

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Katharine Barry	A	4	2
Justin Greenbaum(arr 6:09)	P	5	1
Shannon C Harmeling	A	4	2
Christine Jones	P	4	2
Randall Klett	P	5	1
Tim Smith	A	5	1
Ray Thrower	P	6	0
Ronald Weinbaum(dep 6:50)	P	4	2
Stephen Stahl	P	4	0

At this time, there are 9 appointed members to the Board, which means 5 would constitute a quorum.

It was noted that a quorum was present at the meeting.

**Staff:**

Bob Wojcik, Planner, III DSD/ECR  
Donald Morris,  
Vanessa Martin  
Sandra A. Doughlin, Clerk III, DSD/ECR

**Communication to City Commission**

There was none

**I. Call to Order/Roll Call**

Call Chair Klett called the meeting to order at 6:05 p.m. Roll was called and it was noted a quorum was present.

**II. Approval of Minutes from February 4, 2015**

**Motion** made by member Jones seconded by member Thrower to approve the minutes. Member Stahl requested that his comments regarding his neighborhood's objection to

adult gaming, x-rated strip clubs and businesses be inserted into the minutes. In a voice vote, the motion pass the motion to approve the minutes with the requested changes was unanimously approved.

### **III. Zoning Amendments Discussion – Continued**

Chair Klett and Bob Wojcik provided members of the board with a list of characteristics of the proposed mixed use districts for review and input from this board including proposed and prohibited uses. Members were encouraged to ask questions/make recommendations as they reviewed the lists.

Member Jones asked for clarification for “child care/elder care”; which the chair provided. Member Weinbaum asked for an explanation for “entertainment” which was provided. Members also recommended the removal of “recreation”.

Member Stahl, brought to the attention of the board, that there are male prostitutes/strange characters, along 4<sup>th</sup> Avenue; due to the “adult” businesses, (some of which were named), in that area. Chair Klett said that he was not aware of such activity, and he reiterated that it’s not the type of business but the way that business is operated that affects the neighborhood. He also went on to say that businesses that remain open after 5:00 p.m. could be advantageous to the neighborhood; since it would mean that there would be “activity” in the area.

Members continued the discussion asking for clarification of “x-rated/adult businesses”, Chair Klett provided the explanation as outlined in the city’s code. Adult motels, adult video stores, sexually oriented materials, (books, magazines, etc.) are classified as adult businesses.

The board continued their discussion of “convenience stores”; with the discussion that operators of convenience stores can easily “circumvent” zoning/scrutiny by having a cooler with “food items”, so that they can be classified as a “grocery store”.

Member Greenbaum brought up “bodega” style stores, like those in Manhattan. Member Jones said that the city is violating their own code and needs to follow “their” rules; since it appears that a number of businesses have been able to operate under the radar, she also said that she would not want to have any “adult businesses” in the neighborhood.

Member Thrower requested that the “Title” for **Item 6** on Chair Klett’s list be revised to read “Strongly discourages uses such as:” instead of “Bans or restricts uses subject to particularly strict enforcement”. Also to remove “Strict enforcement of...” from 6 (c); and add (d) “X Rated businesses” to the list.

There was a discussion about existing zoning and that the areas proposed to be rezoned to mixed use are currently zoned a combination of CB, B-1, B-2, and B-3, along with RD-15 and RMM-25. It was explained to the board the difference between these zones and what’s allowed in each.



During the discussion of automotive businesses, auto repair establishments, member Greenbaum wanted to know how a business "Specialty Automotive" received approval from the city. It was explained that the property is split between B-1 and B-3.

Members continued the discussion about restricting new liquor, convenience stores; while wishing for a coffee shop like "Starbucks" or an independent coffee shop. Member Thrower feels that without a "drive-through" it would be highly unlikely that Starbucks would open a shop in the area.

Discussion continued about the types of businesses that would be welcome on Sunrise Boulevard Regarding the property owned by member Greenbaum, the chair expressed that he would not like to see another car dealership; however, he would support an 8-10 story mixed use project.

Members would also like to see an urgent care center, doctors, dentists, architects in the area so that residents could walk to these offices. Mixed use projects, residential above with businesses below is the vision for the board. Member Jones reminded the board with the types of projects the board envisions most of the current residents would be unable to live or shop at those places.

The subject of a brewery was brought up with questions about whether they are currently permitted in FAT Village. Mr. Wojcik provided an explanation to the board

Members agreed that the public should be given the opportunity to participate in the approval process of certain projects, through public meetings.

**Motion** made by member Thrower seconded by member Greenbaum to adopt the draft of the proposed zoning district proposed by Chair Klett with the recommended changes, (attached as exhibit 1). Motion passed unanimously.

#### **IV. Communication to CRA Board**

There was none.

#### **V. Public Comment**

There was none.

#### **VI. Adjournment**

There being no further business to come before the Board at this time the Meeting was adjourned at 7:40 p.m.

[Minutes prepared by Sandra Doughlin, Clerk III]

**A resolution unanimously adopted at the regular monthly meeting of  
the Central City CRA Advisory Board on March 4, 2015**

The Central City CRA Advisory Board, in an effort to implement the CCCRA Redevelopment Plan and having consulted over several years with Neighbors, Neighborhood Associations and their leaders, City Staff and Elected Officials, and having reviewed the results of public meetings and workshops vis-à-vis the hopes, dreams and desires of the attendees, recommends that the City of Fort Lauderdale create a new zoning district (the boundaries as outlined on the attached map) to encourage redevelopment that will foster a mixed use community.

This zoning district should promote a livable, walkable neighborhood with most of the facilities, services and amenities needed to meet the needs of this area (That is; diverse, high quality housing, diverse employment opportunities, along with the services needed by the residents, employees and employers of the area) such as:

1. Banking
2. Primary Healthcare
3. Child and Elder care
4. Shopping,
5. Dinning
6. Entertainment
7. Professional Services
8. Hospitality

To accomplish the desired outcome we recommend a zoning district that:

1. Encourages high enough residential density to support public transportation and the business and services located in the area. I.e., not less than 45 units per acre in proximity to the FEC Transit Corridor and 30 units per acre west of NE 4<sup>th</sup> Avenue. See University of California Spring 2012 Access Magazine article on transit and density  
<http://www.accessmagazine.org/articles/spring-2012/transit-d-word/>
2. Requires wide Sidewalks, not less than 10' in all commercial areas, with amenities such as shade trees and public benches for comfort. For public safety we recommend reduced curb cuts and pedestrian level lighting in addition to more standard street lighting.
3. Provides on street parking and bike lanes to insulate pedestrians from automobile traffic and promote easy access to and from residences and businesses located in the district.
4. Encourages a diverse mix of businesses, including retail, professional services, restaurants and entertainment, which will create pedestrian activity not only during the traditional business day but extending into the evening and early morning hours.



5. Encourage or permits specific uses, such as:
  - a. Live/work spaces
  - b. Low traffic volume home offices
  - c. Restaurants with outdoor dining on sidewalks
  - d. Entertainment such as neighborhood bars and small night clubs
  - e. Cultural centers such as Museums, Galleries, Community Centers
  - f. A Police Substation
6. Strongly discourage uses such as:
  - a. Check Cashing Stores and Pawn Shops
  - b. Adult Gaming/Gambling Centers
  - c. Social Service Residential Facilities
  - d. Adult businesses as detailed in 47-18.2 of the municipality code
  - e. Automobile Sales
  - f. Automobile Repair

\* After extensive discussion the board recognizes that certain uses often prohibited in zoning codes are not, in and of themselves, by their very nature, detrimental to the neighborhood quality of life. There are three night clubs, two with scantily clad dancers and one appealing to persons of an alternative lifestyle located in or near the CRA. These three clubs were all met with skepticism when they opened. However, all three have brought people and activity to the surrounding area and reduced street level narcotics activities in their vicinities and today are generally considered to be assets to their neighborhoods.

On a similar note, we recognize the difficulty in regulating businesses such as liquor and convenience stores. Almost unanimously, the board would welcome a high quality well run wine or liquor store, such as "Total Wine & More", to the CRA and similarly find the existing liquor stores in the CRA to be eyesores at best and centers of crime and epicenters of blight at their worst. In a livable, workable, walkable neighborhood small grocery stores are needed; however, convenience stores as they currently exist are generally blight on their neighborhoods.

It is the fear of the board that prohibiting new or additional businesses traditionally considered detrimental to neighborhoods will only entrench the existing blighting businesses precluding redevelopment. It is our carefully considered opinion that banning of particular classes of businesses is likely counterproductive. It is our recommendation that market forces be allowed to drive low quality businesses from the CRA as redevelopment takes place.